

RESOLUTION NO. A-_____

SPECIAL PERMIT NO. 1982

1 WHEREAS, Carol Arlene Anderson has submitted an application designated
2 as Special Permit No. for authority to develop Sunshine Hills Community Unit Plan
3 consisting of four residential acreage lots on property located at N. 40th Street and Bluff
4 Road, and legally described to wit:

5 The North Half of the Northwest Quarter of Section 20,
6 Township 11 North, Range 7 East of the 6th P.M., Lancaster
7 County, Nebraska;

8 WHEREAS, the real property adjacent to the area included within the site
9 plan for this community unit plan will not be adversely affected; and

10 WHEREAS, said site plan together with the terms and conditions hereinafter
11 set forth are consistent with the intent and purpose of Title 27 of the Lincoln Municipal
12 Code to promote the public health, safety, and general welfare.

13 NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of
14 Lincoln, Nebraska:

15 That the application of Carol Arlene Anderson, hereinafter referred to as
16 "Permittee", to develop Sunshine Hills Community Unit Plan consisting of four residential
17 acreage lots, on the property legally described above, be and the same is hereby granted
18 under the provisions of Section 27.63.320 and Chapter 27.65 of the Lincoln Municipal
19 Code upon condition that construction and operation of said community unit plan be in
20 strict compliance with said application, the site plan, and the following additional express

1 terms, conditions, and requirements:

2 1. This permit approves four acreage residential lots and four outlots.

3 2. Before receiving building permits:

4 a. The Permittee must submit six prints and a permanent
5 reproducible final site plan as approved by the City Council to
6 the Planning Department.

7 b. The construction plans must conform to the approved plans.

8 c. Final plats within the area of this community unit plan must be
9 approved by the City.

10 d. The required easements as shown on the site plan must be
11 recorded with the Register of Deeds.

12 3. An agreement with the County Engineer for street maintenance must
13 be approved.

14 4. Before occupying this community unit plan, all development and
15 construction must conform to the approved plans.

16 5. Before occupying this community unit plan the City County Health
17 Department must approve the water and waste water systems.

18 6. All privately-owned improvements must be permanently maintained
19 by the Permittee or an appropriately established homeowners association approved by the
20 City Attorney.

21 7. The site plan approved by this permit shall be the basis for all
22 interpretations of setbacks, yards, locations of buildings, location of parking and circulation

1 elements, and similar matters.

2 8. The terms, conditions, and requirements of this resolution shall be
3 binding and obligatory upon the Permittee, her successors, and assigns. The building
4 official shall report violations to the City Council which may revoke the special permit or
5 take such other action as may be necessary to gain compliance.

6 9. The Permittee shall sign and return the City's letter of acceptance to
7 the City Clerk within 30 days following approval of the special permit, provided, however,
8 said 30-day period may be extended up to six months by administrative amendment. The
9 City Clerk shall file a copy of the resolution approving the special permit and the letter of
10 acceptance with the Register of Deeds, filing fees therefor to be paid in advance by the
11 Permittee.

Introduced by:

Approved as to Form & Legality:

City Attorney

Approved this ____ day of _____, 2002:

Mayor